152.0	0008	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,500 /	795,500
					USE VALUE:	795,500 /	795,500
					ASSESSED:	795,500 /	795,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAPUT THOMAS A /ETAL TRUSTEES	
Owner 2:	JANET L CHAPUT IRREV TRUST	
Owner 3:		
Street 1:	74 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CHAPUT JANET L -
Owner 2:	-
Street 1:	74 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,403 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1925 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6403.000	300,900	4,900	489,700	795,500
Total Card	0.147	300,900	4,900	489,700	795,500
Total Parcel	0.147	300,900	4,900	489,700	795,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.29 | /Parcel: 413.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101115

GIS Ref

GIS Ref

Insp Date 05/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0008-0002.0

!11950!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,900	4900	6,403.	489,700	795,500	795,500	Year End Roll	12/18/2019
2019	101	FV	260,200	4900	6,403.	459,100	724,200	724,200	Year End Roll	1/3/2019
2018	101	FV	260,200	4900	6,403.	379,500	644,600	644,600	Year End Roll	12/20/2017
2017	101	FV	260,200	4900	6,403.	348,900	614,000	614,000	Year End Roll	1/3/2017
2016	101	FV	260,200	4900	6,403.	318,300	583,400	583,400	Year End	1/4/2016
2015	101	FV	230,300	4900	6,403.	312,200	547,400	547,400	Year End Roll	12/11/2014
2014	101	FV	230,300	4900	6,403.	290,100	525,300	525,300	Year End Roll	12/16/2013
2013	101	FV	230,300	4900	6,403.	276,100	511,300	511,300		12/13/2012

PRINT

Date	Time
12/11/20	02:04:33

LAST REV

Date	Time
05/30/18	09:00:31

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAPUT JANET L,	68341-224		11/3/2016	Convenience	99	No	No		Roland Chaput d.o.d. 1/23/2016 bk 68341 pg 21
	12771-178		3/20/1975		47,500	No	No		N

USER DEFINED

Prior Id # 1:	101115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6403		Sq. Ft.	Site		0	80.	0.96	9									489,671						489,700	

Total AC/HA:	0.14699	Total SF/SM:	6403	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	489,671	Spl Credit		Total:	489,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19551110
Const Adj.:	0.98843086
Adj $ / SQ:	147.710
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408781
Depreciation:	107918
Depreciated Total:	300862

COMMENTS

PDAS. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1					HB 1		

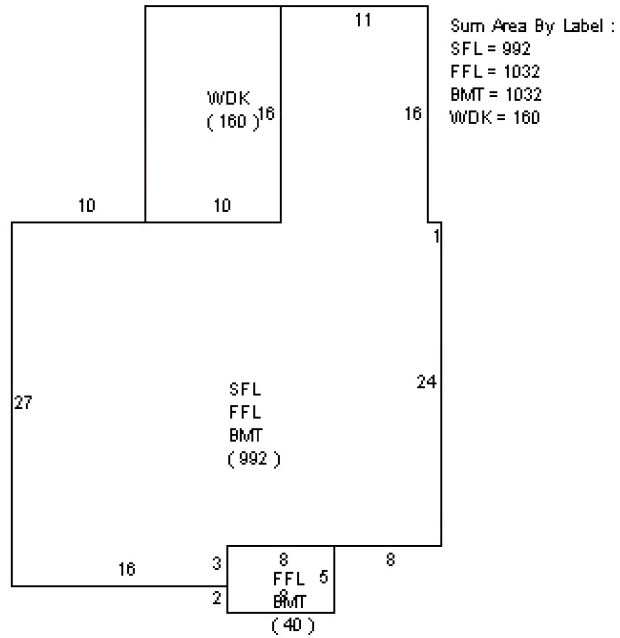
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.71
Special Features:	0	Val/Su Net:	96.54
Final Total:	300900	Val/Su SzAd	156.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	44.310	45,731
FFL	First Floor	1,032	147.710	152,437
SFL	Second Floor	893	147.710	131,875
WDK	Deck	160	12.110	1,937

Net Sketched Area:	3,117		Total:		331,980
Size Ad	1924.7999	Gross Are	3216	FinArea	1925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1931	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900

IMAGE

AssessPro Patriot Properties, Inc